

## **Feasibility and Planning of the Porte des Lilas Redevelopment Project, Paris**

*Carried out on behalf of SEMAVIP*

### **Object:**

Thanks to the roofing-in of the ring road, the redevelopment of the Porte des Lilas district represents a particularly symbolic challenge for eastern Paris, which suffers from a high imbalance between housing and employment. As well as seeking a plan to create a business centre likely to attract a sufficient number of jobs, the Paris City Council wants to integrate the centre into an overall development plan to give the district a real identity. The approach also includes the search for commercial facilities providing culture and recreation to bring life to the district.

As part of drawing up the local zoning, the study initially aimed to set out the guidelines that it should follow. This was the first stage of an approach that was to be continued, particularly with a view to creating the flagship facilities envisaged for the site.

### **Method:**

This was more than just an analysis of existing property; it was more a question of evaluating planning assumptions, summarising as best as possible the needs and wishes of local representatives and bearing in mind the constraints of the site and the market options. For each component of the plan, we validated its positioning within its own competitive environment and researched the conditions under which it might be feasible; we also researched operators likely to show an interest.

### **Results:**

The planning assumptions were presented during public consultation and were confirmed. The first tranche of work on the Housing Redevelopment Area (ZAC) will now be launched

